Gp 29

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(AFFIX SEAL)

KRISTEN RADCLIFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 6, 2020

G-P-19-7373

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Otis Hodges, Jr. and Stacey Hodges	NEW OWNERS	
(NAME)	(NAME)	**014-00-0-003.00**
7373 Harper Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH VIDO AND SHELBY VIDO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STACEY HODGES AND OTIS HODGES, JR., WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A Tract of land located on Harper Road in Davidson County, Tennessee, being Parcel I.D. - 01400000300 on Davidson County GIS mapping belonging to Own Home, LLC as shown in Deed Book 20151214 - 0125087 of the Registers Office of said county. All Parcels and Records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

Beginning at an Iron Rod (old), 25 ft. from and perpendicular to the centerline in the west margin of Harper Rd., located 5582 ft. south, along said centerline, from the centerline intersection of Harper Rd. and Baxter Rd. said Iron Rod being the southeast corner of Parcel I.D.-01400000200 belonging to Zenis Childress as shown in Deed - 20151203 0121809 and proceeding;
1) With the west margin of said road, S 18 deg 39'58" W - 115.93 ft. to an Iron Rod (new), being the northeast corner of Parcel I.D. - 01400012100 belonging to Own Home, LLC as shown in Deed Book - 20151214 0125087, thence;
2) With the north line of Own Home, N 84 deg 25'21" W - 616.31 ft. to a Stone in the east line of Parcel 01400013300 belonging to Myra & James S. Chambliss as shown in Deed Book - 20021001 0119095, a row of Pine Trees generally along this line, thence;
3) With east line of Chambliss, N 05 deg 51'40" E - 115.41 ft. to an Iron Rod (old) located between two fence lines running east from this point, thence;
4) With the south line of Childress, S 84 deg 11'59" E - 641.99 ft. to the Point of Beginning containing 1.649 Acres (71,843 Sq. Ft.) more or less according to a survey by Marvin T. Wright, R.L.S. # 2094 of Tennessee.

Being the same property conveyed to Joseph Vido and Shelby Vido, husband and wife by Warranty deed from Own Home, LLC of record in Instrument No. 20160801-0078868 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on August 1, 2016.

This conveyance is subject to:
- Taxes for the year 2019.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7373 Harper Road, Joelton, Tennessee 37080**.

Karen Johnson Davidson County
Batch# 249065 **DEEDWARR**
06/26/2019 12:30:00 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20190626-0061983

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 21 DAY OF JUNE, 2019.

Joseph Vido by Will Grones, attorney in fact

Joseph Vido by Will Grones, Attorney-in-Fact

Shelby Vido by Will Grones, attorney in fact

Shelby Vido by Will Grones, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Grones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH VIDO AND SHELBY VIDO, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH VIDO AND SHELBY VIDO.

Witness my hand and official seal, this the 21st of June, 2019.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212